

# Board of Adjustment

## *Agenda*

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	SHELLY ALLEN
TYLER STRADLING	CHAD CLUFF
WADE SWANSON	GREG HITCHENS

## **RESULTS**

**April 8, 2014**

**City Council Chambers – Lower Level  
57 East First Street**

### **4:36 p.m. – 5:53 p.m. STUDY SESSION**

- A. Zoning Administrator's Report
  - 1. Board of Adjustment by-laws.
  - 2. Recent zoning ordinance amendments.
  - 3. Wireless Communications update.
  - 4. Consider schedule change for the Board of Adjustment
- B. Discussion of items listed on the Public Hearing Agenda

### **6:01 p.m. – 7:25 p.m. PUBLIC HEARING**

- A. MINUTES FROM THE MARCH 11, 2014 MEETING.
- B. CONSIDER PROPOSED REVISIONS TO THE BY-LAWS OF THE BOARD OF ADJUSTMENTS.
  - 1. By-law modifications.  
**Board Decision: Approved changes to page 3 (5-0) (Absent – Boardmembers Stradling and Swanson)**
- C. CONSENT AGENDA: Items listed with an asterisk (\*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- D. THE FOLLOWING CASES (PUBLIC HEARING):
  - 1. BA14-008 The 1300 to the 1400 blocks of South Hawes Road (east side) (District 6) – Requesting a Special Use Permit to allow a Wireless Communication Facility to exceed the maximum height allowed in the AG zoning district. (PLN2014-00022)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*2. BA14-011 1429 East Flossmoor Avenue (District 4) – Requesting a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2014-00043)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to the May 13, 2014 meeting**

**Board Decision: Continued to the May 13, 2014 meeting (5-0) (Absent – Boardmembers Stradling and Swanson)**

3. BA14-013 1614 North Mesa Drive (District 1) – Requesting a Special Use Permit and a Development Incentive Permit to allow the development of an Assisted Living Facility in the OC zoning district. (PLN2014-00056)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Denial (3-2) (Absent – Boardmembers Stradling and Swanson)**

- \*4. BA14-015 1550 West Southern Avenue (District 3) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment of a vacant group commercial center within the LC zoning district. (PLN2014-00069)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*5. BA14-016 909 West Main Street (District 4) – Requesting Development Incentive Permit (DIP) to allow reductions to perimeter building setback and landscaping requirements; in conjunction with development of a mini-storage warehouse facility in the GC zoning district. (PLN2014-00066)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Continuance to the May 13, 2014 meeting**

**Board Decision: Continued to the May 13, 2014 meeting (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*6. BA14-017 1948 East McKellips Road (District 1) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow modification to street side landscape and parking setback requirements; in conjunction with the development of a drive-through restaurant in the LC zoning district. (PLN2013-00617)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*7. BA14-018 260 South Hibbert (District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow: 1) reductions to landscaping requirements; 2) building and parking space encroachments into required perimeter setbacks; and 3) development based on the submitted site plan; all in conjunction with the redevelopment of automotive parts manufacturing facility within the DB-2 zoning district. (PLN2014-00051)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*8. BA14-019 1440 South Longmore (District 3) – Requesting 1) a revision of an existing Special Use Permit; and 2) a Substantial Incentive Conformance Permit (SCIP); both in conjunction with modifications to an existing a car wash facility in the GC district. Requested modifications include changes to access drives, and installation of vacuum equipment. (PLN2014-00103).

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*9. BA14-020 1130 West Southern Avenue (District 3) – Requesting to modify an existing Special Use Permit for a Comprehensive Sign Plan to allow revisions to the maximum aggregate attached signage authorized for each tenant space, and authorize additional detached signage for a group commercial center in the LC zoning district. (PLN2014-000131).

**Staff Planner: Lesley Davis**

**Staff Recommendation: Continuance to the May 13, 2014 meeting**

**Board Decision: Continued to the May 13, 2014 meeting (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*10. BA14-021 1855 South Signal Butte Road (District 6) – Requesting: a modification of a Special Use Permit for a car wash facility to allow modifications of the approved site plan; including revisions to access drives, installation of two vacuum canopies; and installation of vending and equipment structures; all within the LC zoning district (PLN2014-00119)

**Staff Planner: Lisa Davis**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*11. BA14-022 541 North MacDonald (District 1) - Requesting a variance to allow a residential building addition to encroach into a required side yard in the RS-6-HP zoning district. (PLN2014-01113)

**Staff Planner: Kaelee Wilson**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (4-0-1) (Abstained – Boardmember Allen; Absent – Boardmembers Stradling and Swanson)**

- \*12. BA14-023 1821 South Country Drive (District 3) - Requesting a Development Incentive Permit (DIP) to allow reductions to perimeter setback requirements for development of a drive-through restaurant facility in the GC zoning district. (2014-00114)

**Staff Planner: Kim Steadman**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*13. BA14-024 1335 South Alma School Road (District 3) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow: 1) buildings to encroach into the required side yard; and 2) modification of the landscape parking island requirements; both in conjunction with the redevelopment of a pad site for a group commercial center in the LC zoning district. (PLN2014-00121)

**Staff Planner: Wahid Alam**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Continued to the May 13, 2014 meeting (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*14. BA14-025 715 North Center Street (District 4) – Requesting a Special Use Permit for a Comprehensive Sign Plan related to Fitch Park Spring Training Facilities, in the PS zoning district. (PLN2014-00144)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (5-0) (Absent – Boardmembers Stradling and Swanson)**

- \*15. BA14-026 1235 North Center Street (District 1) – Requesting a Special Use Permit for a Comprehensive Sign Plan related to Hohokam Park Spring Training Facilities, in the PS zoning district. (PLN2014-00145)

**Staff Planner: Angelica Guevara**

**Staff Recommendation: Approval with Conditions**

**Board Decision: Approved with Conditions (5-0) (Absent – Boardmembers Stradling and Swanson)**

**OTHER BUSINESS:**

**E. ITEMS FROM CITIZENS PRESENT.**

None